

**CITY OF BOULDER, COLORADO
BOARDS AND COMMISSIONS MEETING MINUTES FORM**

NAME OF BOARD/COMMISSION:	DOWNTOWN MANAGEMENT COMMISSION
NAME/TELEPHONE OF PERSON PREPARING SUMMARY:	Ruth Weiss – 303-413-7318
NAMES OF MEMBERS, STAFF, AND INVITED GUESTS PRESENT:	
BOARD MEMBERS:	COLEMAN, KARAKEHIAN, MAHER, MCMULLEN, PATTERSON
STAFF:	JOBERT, CUNNINGHAM, LANDRITH, MATTHEWS, WEISS, WINTER
GUESTS:	DAVE ADAMS, CALLIE HAYDEN, CHARLIE ZUCKER, RUTH MCHEYSER, MICHELLE ALLEN

TYPE OF MEETING:	Regular	MINUTES	REGULAR MEETING: September 8, 2008
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AGENDA ITEM 1- Roll Call: Meeting called to order at 5:32 p.m.

AGENDA ITEM 2 – Approval of July 7, 2008 Minutes: (See Action Item Below)

AGENDA ITEM 3 – Public Participation: none

AGENDA ITEM 4 – Introduction of Kurt Matthews, Parking Manager: Winter introduced Matthews to the Commission and described his duties.

AGENDA ITEM 5 – Police Update: Matthews commented on the changes in Police Department coming in January. He remarked that the focus was on the bricks, Pearl Street Mall, and emphasized daylight hours.

AGENDA ITEM 6 – Parks Update: Hayden voiced that she was no longer on the Mall, interviews are completed for her replacement and Courtney was taking lead. The mall was finishing structure maintenance, there's possibly an irrigation break, and recycling was going well with some issues on public knowledge of recyclable items. Guthrie commented on additional funding. Karakahien commented on Walnut and Broadway trees that are against the building and its maintenance as most trees were dead. Winter mentioned that the landscaping was actually torn out and should be paved sometime in the future. Courtney to contact Wells Fargo regarding the repair of the damaged planter.

AGENDA ITEM 7 – BID Update: Adams – BID renewal petitions 46% done with a October 10th deadline, BID budgets will be approved on September 18th with public hearing on September 23rd; BID and DBI budgets were presented line by line to show comparisons; End of Summer celebration was successful; Downtown magazine will be out later this month, Visitor Center ATM contract was renegotiated; \$1600 grant from Keep America Beautiful to put in 16 cigarette butt containers with good results; Visitor Center hours were cut back since Labor Day.

AGENDA ITEM 8 – Analysis of the FAR Bonuses for Residential in the Downtown by Charlie Zucker, Planning Department: Charlie Zucker distributed the power point presentation from the Council meeting. Michelle Allen has joined the meeting from Housing to field any questions. In March, issues were raised regarding the Downtown Residential, units too large, too costly, and vacant. In April, Council refined their questions. Two assertions of the problems were revealed. Size of units were analyzed, with 80% of units under 2000 sq ft; they are expensive, however, land and construction costs are high downtown; downtown will continue to be attractive; what's under construction is similar to that constructed; absentee owners, of 110 units, 14 have addresses outside of downtown Boulder, percentage is very low; underdeveloped sites were discussed, map of potential was discussed. October 7th City Council meeting will discuss the density of Canyon and Walnut to get direction, next will be the mall and the interface core; is the conversation on the size of units shadowing the size of buildings; encourage housing downtown was a community benefit; should the Code reflect the vision of the Guidelines; Codes need to be reevaluated; issues of affordable housing; developers prefer cash in lieu; viability of affordable housing downtown and who does it serve; diversity of housing and affordability of the entire city of Boulder; and the Housing Department is currently engaged in the affordability of downtown. McMullen voiced that housing was a TDR issue. Zucker commented that on the success to envision of more residential downtown and now more office space was needed. McMullen voiced caution to take their ideas to market and how it impacts developers. Need parking and relative size of buildings is sensitive to finances. Zucker felt the focus needs to be on the interface zone. Patterson asked the cost of affordable house with Allen responding \$100,000 to \$160,000. Patterson asked how many were sold to public employees and it was thought about 10%. Zucker summarized that the edge of downtown needs to be reviewed and that downtown shouldn't be singled out. Coleman suggested to have downtown residential family units. McMullen summarized that the assertions were incorrect and the opportunity was to look at the edge with the DMC in approval. Winter suggested taking a few steps back to examine the use of residential buildings, how much residential can actually fit downtown and what do we need to make it viable downtown with very key areas to intensify commercial and the amount of residential should not be that dense. Zucker mentioned opportunities would open up for people to live downtown. Zucker what are the boundaries of downtown? Karakehian expressed that the retail decrease in downtown from major tenants, more office

use would be warranted.

AGENDA ITEM 9 – Public hearing and consideration of a motion to make a recommendation to city council of the Downtown and University Hill Management, Parking Services 2009 budget: No public spoke. Discussion: Jobert gave a background summary, two action plan items were EcoPass which will have an anticipated large increase and adjustment to the credit card fees since assumed fees were incorrect and require adjustment. Jobert commented that the pay stations were producing sufficient income for the increases. Karakehian asked if there was help from the Transportation Department with the EcoPasses. Coleman commented can the city move money to help with the EcoPasses? Winter commented that the financial reality was the increase in the cost of fuel, cost of concrete and the Master Plan for Transportation does not have extra money. Patterson asked of Winter about the BID payback and the use of money. Karakehian questioned rental income and the substantial decrease, Jobert replied that it was reinvestment issue or TI holdback. Winter commented that the budget was made months in advance and actual for 2008 will be more encouraging. McMullen and Karakehian questioned specific line items. Karakehian questioned future projects and the funding allocations into the future for several major capital maintenance projects such as irrigation on the mall, structure maintenance, and shuttle system to hotels, streetscape and parking areas. No replacement fund for Mall improvements was a concern of Winter.

AGENDA ITEM 10 – Matters from the Commissioners: Patterson commented that older individuals are having difficulty with the pay stations. Adams commented that time will assist in grasping the use of the pay stations. McMullen questioned if capital maintenance bids were out and responded affirmative with a determination likely by end of October. Garages are down in short term revenue.

AGENDA ITEM 11 – Matters from the Staff: Walkthrough tomorrow in CAGID. Pay stations are at a year, year of data provided to commissioners, usage and credit card does are consistent, August 2008 was the busiest month of the year so far citywide, and dollars are higher than anticipated. Coleman questioned the spike in citations. Jobert responded that it was being reviewed. McMullen requested yearly comparisons. Cunningham commented that the Stampede is going well, crowds were less per Adams. Week of 9/22 will be a week of repairs to the mall. Winter mentioned IDA conference in Calgary, will be sending out a WIP to City Council regarding the Civic Use Pad and the Boulder Historic Museum; Parks Department was in the process of developing a Civic Center plan regarding its use and activities for improvements and wanted stakeholder feedback and looking for commissioner participation – Coleman volunteered. 5300 Ecopasses to date per Landrith

Meeting adjourned at 7:28 p.m.

ACTION ITEMS:

MOTION: Coleman motioned for approval of the July 7, 2008 meeting minutes. Patterson seconded the motion, unanimous approval.

MOTION: Patterson moved to approve the budget. Coleman seconded. Approved unanimously.

	FUTURE MEETINGS:	
October 6, 2008	Muni Lobby	Regular Meeting
	5:30 p.m.	

APPROVED BY: DOWNTOWN MANAGEMENT COMMISSION

Attest:

Ruth Weiss, Secretary

Matt McMullen, Chair _____